

T10N-R02W-29_0000_MCS

RI CO SURVEYING & MAPPING

Edmund O. Farkas
Registered Land Surveyor

(812) 876-2305
103 West Temperance

P. O. Box 96
Ellettsville, Indiana 47429

Description: (2.07 acres, more or less)

A part of the Northeast Quarter of the Northwest Quarter of Section Twenty-nine (29), Township Ten (10) North, Range Two (2) West, Monroe County, Indiana, and more particularly described as follows:

Beginning at the Northeast Corner of the Northwest Quarter of said Section, thence along the East Line of said Quarter Section South Zero (00) Degrees and Nine (09) Minutes East 300.00 feet, thence leaving said East Line North Eighty-nine (89) Degrees and Sixteen (16) Minutes West 300.00 feet, thence North Zero (00) Degrees and Nine (09) Minutes West 300.00 feet to the North Line of said Quarter Section and to the Center line of the County Road (now known as Hedrick Road), thence along said North line and said Center line South Eighty-nine (89) Degrees and Sixteen (16) Minutes East 300.00 feet to the place of beginning.

Containing 2.07 acres, more or less.



Edmund O. Farkas
Registered Land Surveyor
Ind. Reg. No. S0114

3 13
70
10

RIP PROPERTY

SECTION 29,

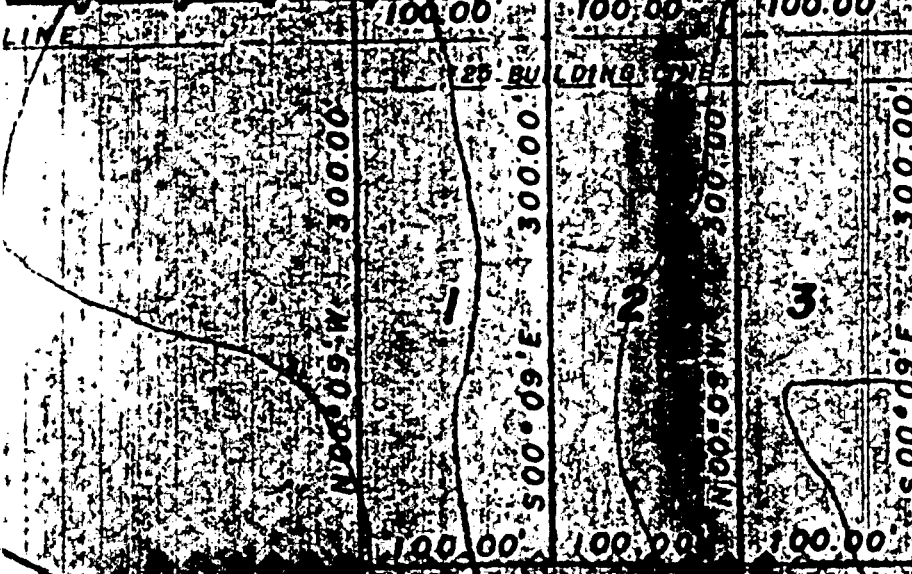
R-2-W, MONROE CO.

SHES

RONALD PATTON
PROPERTY
(AGR)

JOE DOWNS
PROPERTY
(AGR)

16' E. HEDRICK ROAD



NE CORNER OF THE
NW 1/4 OF SECTION
29, T-10-N, R-2-W

SCALE

LEGEND

2	LC
—v—v—	WA
—	LO
—	E
750	CO
—	BU
—	RO

DONALD LAKE
PROPERTY
(AGR)

19 20
30 29

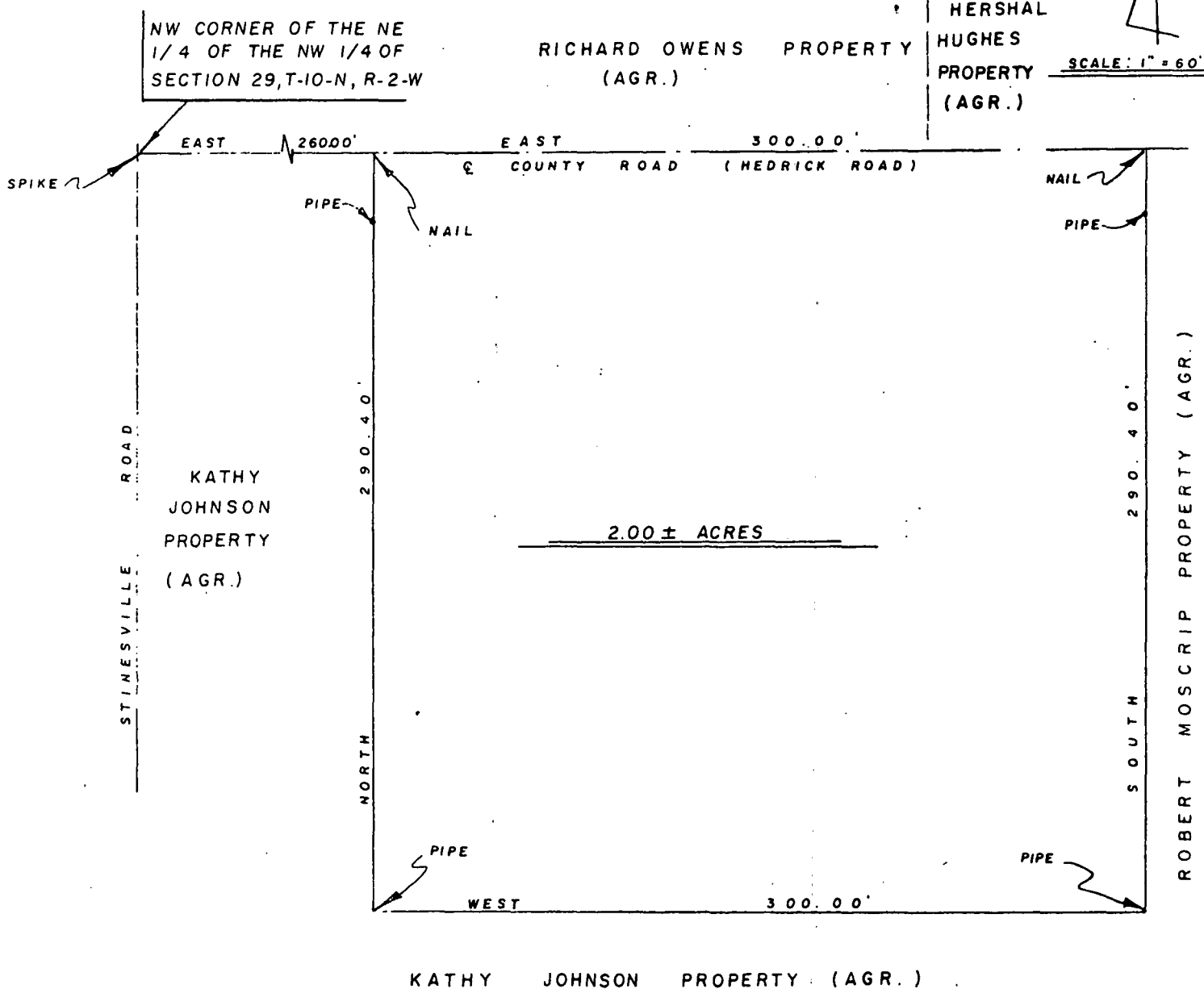
NESVILLE ROAD

HEDRICK

TRI CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

103 West Temperance
P.O. Box 96
Ellettsville, Indiana 47429
Phone: 812-876-2305



I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that the above plat and following description correctly represent a land survey completed under my supervision on May 29, 1979; that all the monuments shown thereon actually exist and that their location and type are to the best of my knowledge accurately shown.

Edmund O. Farkas
Registered Land Surveyor
Ind. Reg. No. S0114

A part of the Northeast Quarter of the Northwest Quarter of Section Twenty-nine (29), Township Ten (10) North, Range Two (2) West, Monroe County, Indiana, and more particularly described as follows:

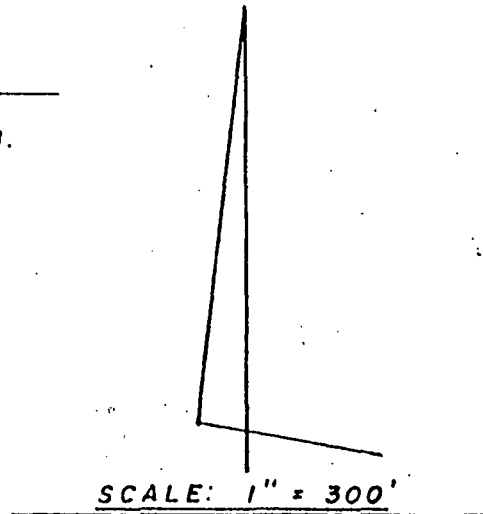
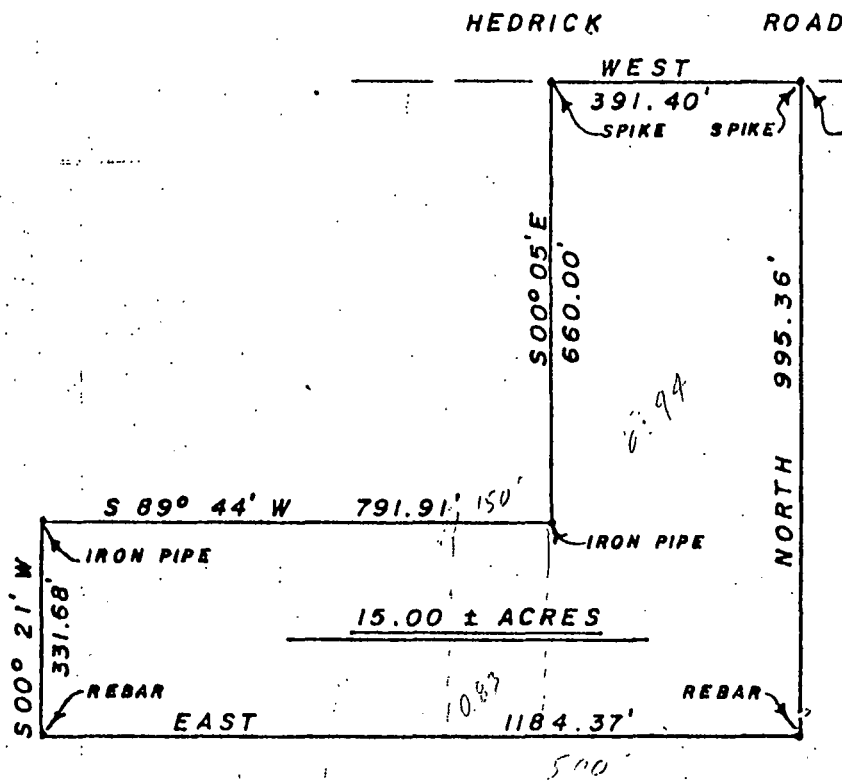
Beginning at a nail in the center line of a County Road (presently referred to as Hedrick Road), said nail being 260.00 feet East from the Northwest Corner of said Quarter Quarter Section, thence along said center line and along the North Line of said Section East 300.00 feet to a nail, thence leaving said North Line and said center line South 290.40 feet to an iron pipe, thence West 300.00 feet to an iron pipe, thence North 290.40 feet to the place of beginning.

Containing 2.00 acres, more or less.

TRI CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

103 West Temperance
P.O. Box 96
Ellettsville, Indiana 47429
Phone: 812-876-2305



I, Edmund O. Farkas, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that this plat and the following description correctly represent a land survey completed under my supervision on April 21, 1982; that all monuments shown thereon actually exist and that their location and type are to the best of my knowledge accurately shown.



A part of the Northeast Quarter of Section Twenty-nine (29), Township Ten (10) North, Range Two (2) West, Monroe County, Indiana, and more particularly described as follows:

Beginning 796.60 feet West from the Northeast Corner of said Section on a railroad spike in Hedrick Road, thence West on the North line of said Section and on the said county road 391.40 feet to a spike, thence leaving the said North line and said road South Zero (00) Degrees and Five (05) Minutes East 660.00 feet, thence South Eighty-nine (89) Degrees and Forty-four (44) Minutes West 791.91 feet to a rebar, thence South Zero (00) Degrees and Twenty-one (21) Minutes West 331.68 feet to a rebar, thence East 1184.37 feet to a rebar, thence North 995.36 feet to the place of beginning.

Containing 15.00 acres, more or less.

Staff Report
MCPC - 01/18/96

95-1104 Algood Subdivision, final plat, two lots on 5.0 acres, Bean Blossom Twp., Section 29, Plat 48, 7800 block of Stinesville Road, zoned Agriculture.

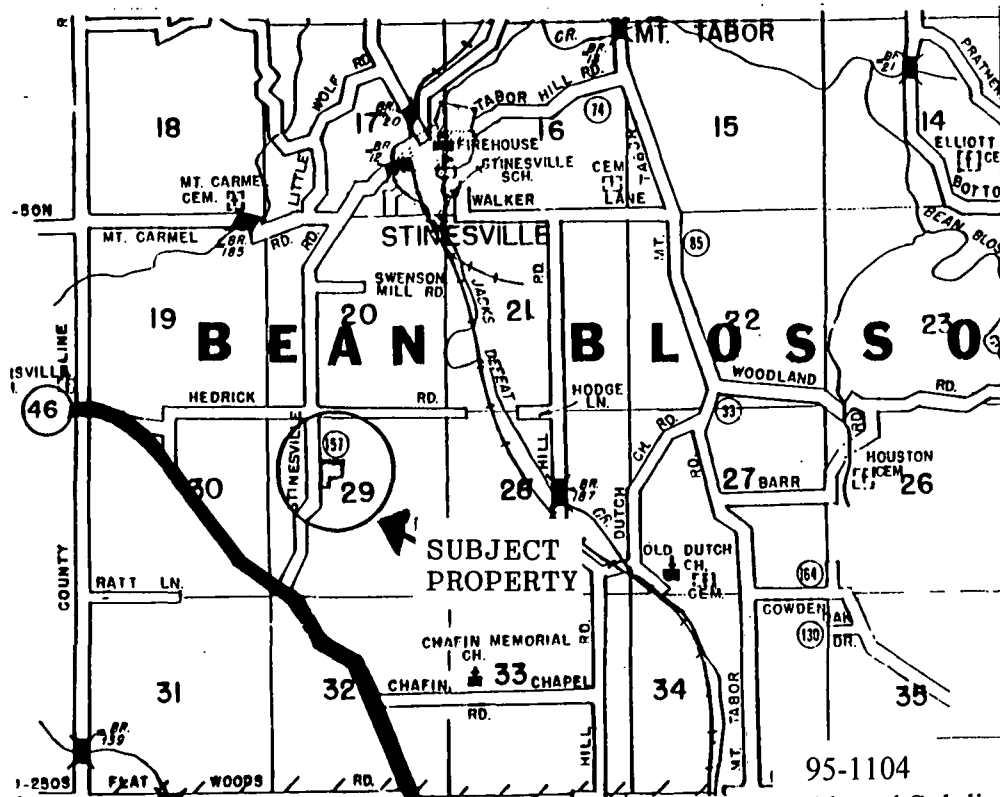
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The preliminary plat was approved with conditions by the Plan Commission on November 21, 1995. The plat deficiencies have been corrected.

The Subdivision Review Committee had no comments.

The County Engineer will address drainage concerns and roads.

RECOMMENDED MOTION: Approve with the following condition:

1. that the following items be added to the plat:
 - a. a table indicating the correct minimum required setback lines;
 - b. the sizes of monuments and lot markers;
 - c. property addresses as assigned by the planning department;
 - d. the right-of-way width, centerline, and type and width of pavement of Stinesville Road;
 - e. the the following sentence be added to the Deed of Dedication "a ~~35~~ foot right-of-way measured from the centerline of Stinesville Road is dedicated to the public. "; and
 - f. a drainage\ conservancy easement on the existing sinkhole on both lots (but predominately on lot one) from the 755-foot elevation as shown on the final plat.



95-1104
Algood Subdivision
Location Map
1" = 1 Mile

JOSEPH LEE ALGOOD SUBDIVISION
FINAL PLAT

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 2 WEST

MONROE COUNTY PLANNING

DEC 26 1995

RECEIVED

RAILROAD SPIKE AT THE
NORTHWEST CORNER OF THE
NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF
SECTION 29

P.O.B. TRACT 1
PK NAIL FOUND AT THE
NORTHWEST CORNER OF THE
SOUTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 29

RESIDENTIAL AREA
DAVID CARTER
2-1 ACRE TRACTS

NO STRUCTURES
WITHIN 50 FEET

WATER 3' UNDERGROUND
GAS 4" UNDERGROUND
ELECTRIC OVERHANG SINGLE
PHASE 720,000 VOLTS
35' SET BACK

T.P.O.B. TRACT 2
254.77' FROM

NORTHWEST CORNER OF THE
SOUTHEAST QUARTER OF THE
NORTHWEST QUARTER OF
SECTION 29

WALTER CRUBB
80 ACRES



APPROXIMATE 2.8% GRADIENT
STINESVILLE ROAD (MAJOR COLLECTOR)

BASIS OF BEARING IS THE
WEST SIDE OF THE
SOUTHEAST QUARTER OF THE
NORTHWEST QUARTER
ROTATED TO N 00°11'38" W

R/W LINE

- SETBACK TABLE MIN.
- 1) 35' FRONT (WEST SIDE)
 - 2) 25' SIDES (NORTH & SOUTH SIDES)
 - 3) 140' BACK (EAST SIDE)
 - 4) ZONED AGRICULTURE

SCALE 1" = 100'



CB & M SURVEYS INC.
LINTON IN 47441
812-847-1952

JAMES TIBBETT R.L.S. # LS80910029

S 89°31'43" E
427.59'

45.28
30
14.91

PROPOSED LOCATION
OF HOUSE
PROPOSED SEPTIC
AREA
WITNESS RE-BAR SET
20' FROM CORNER

25' SET BACK

25' SET BACK
R/W LINE 40'

35' SET BACK
S 00°11'38" E
322.91'

TRACT 2
2.49 ACRES
108,464.4 SQUARE FEET

46.61
20.05
75.00
GARAGE
HOUSE

S 89°35'46" E
120.22' M
120.97' R

EXISTING FENCE LINE
N 58°15'57" E
358.92' M
359.4' R

25' SET BACK

140' SET BACK

140' SET BACK

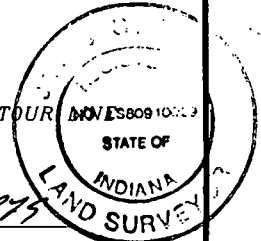
S 00°00'00" E
254.76'

INSOON IM
32.9 ACRES

INSOON IM
32.9 ACRES
AGRICULTURE LAND

LEGEND

- ⊗ PK NAIL SET
- ◆ RE-BAR SET WITH CAP ENGRAVED
JAMES TIBBETT LS80910029
- ⊙ PK NAIL FOUND
- IRON PIPE FOUND
- RAILROAD SPIKE FOUND
- FENCE POST FOUND
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- - - SET BACK LINE
- ROAD
- - - APPROXIMATE CONTOUR



95-1104
Algood Subdivision
Site Plan